

Subject: 09/13/2016 02:30 PM - Planning and Land Use Management Committee Meeting
From: City Clerk
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TITLE: Planning and Land Use Management Committee Meeting
DATE: 09/13/2016
TIME: 02:30 PM

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PLANNING AND LAND USE MANAGEMENT COMMITTEE

Tuesday, September 13, 2016

BOARD OF PUBLIC WORKS EDWARD R. ROYBAL HEARING ROOM 350 - 2:30 PM

200 NORTH SPRING STREET, LOS ANGELES, CA 90012

MEMBERS: COUNCILMEMBER JOSE HUIZAR, CHAIR
COUNCILMEMBER MARQUEECE HARRIS-DAWSON
COUNCILMEMBER GILBERT A. CEDILLO
COUNCILMEMBER MITCHELL ENGLANDER
COUNCILMEMBER CURREN D. PRICE, JR.

(Sharon Dickinson - Legislative Assistant - (213)-978-1074 or email Sharon.Dickinson@lacity.org)

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Note: For information regarding the Committee and its operations, please contact the Committee Legislative Assistant at the phone number and/or email address listed above. The Legislative Assistant may answer questions and provide materials and notice of matters scheduled before the City Council. Sign Language Interpreters, Communication Access Real-Time Transcription (CART), Assistive Listening Devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting/event you wish to attend. Due to difficulties in securing Sign Language Interpreters, five or more business days notice is strongly recommended. For additional information, please contact the Legislative Assistant listed above.

ITEM NO. (1)

[07-1175](#)

Director of Planning oral status report relative to ongoing development of City planning policies, work programs, operations, and other items of interest.

ITEM NO. (2)

[16-0422](#)

CONTINUED FROM 9/6/16

Report from the Department of City Planning relative to a System for Updating Community Plans, Batching General Plan Amendments, Environmental Impact Report Consultants, and Technology Plans.

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

ITEM NO. (3)

[14-1719](#)

CD 3

Motion (Blumenfield - Buscaino) relative to the Department of City Planning (DCP), in consultation with the City Attorney, to prepare a report regarding possible zone change options for the area within the boundaries of the west side of Canoga Avenue, bounded by Cohasset Street to the North, Sherman Way to the South, and Metro Orange Line Right of Way to the east, to allow retail uses which are currently not allowed under the existing Restricted Industrial (MR-1) Zone; and for the Department of Building and Safety to report on the feasibility of withholding the issuance of any further Orders to Comply and from processing any existing Orders to Comply issued to property owners operating retail uses which are not allowed under the existing MR-1 Zone, until the DCP submits the requested zone change report.

Fiscal Impact Statement: No.

Community Impact Statement: None submitted.

ITEM NO. (4)

[16-0984](#)

Motion (Cedillo - Fuentes) relative to the Department of City Planning, with the assistance of the City Attorney, be directed to draft an ordinance to establish an opt-in pilot program for second units with a maximum of one pilot unit per Council District with a maximum size of no more than 1,000 square feet, subject to ministerial requirements, with the pilot meeting the minimum lot size requirement of the zone, must not be intended for sale, and must meet the requirements relating to height, setback, lot coverage, and other zoning requirements generally applicable to residential construction in the zone in which the property is located, exploring feasibility and provide real life experience to inform future regulations in response to state and local requirements.

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

ITEM NO. (5)

[16-0763-S1](#)

CD 11

TIME LIMIT AND LAST DAY FOR COUNCIL ACTION: 9/20/16

Environmental Impact Report, Mitigation Measures, Mitigation Monitoring Program, Statement of Overriding Considerations and related California Environmental Quality Act (CEQA) findings, reports from the Mayor and the Los Angeles City Planning Commission, Resolution relative to a proposed General Plan Amendment to a) change the land use designation from Light Industrial to

General Commercial within the West Los Angeles Community Plan (Community Plan) and b) amend the General Plan Generalized Land Use Map for the Community Plan area to reflect the Community Commercial land use designation, and an Ordinance effecting a Vesting Zone Change and Height District Change from M2-1 to (T)(Q)C2-2D with a Floor Area Ratio of up to 3.91:1, for a mixed-use project consisting of 516 residential units, 50,000 square-foot grocery store, 40,000 square feet of general retail use, 9,000 square feet of restaurant uses, 200,000 square feet of creative office floor area, and subterranean parking with a total of 1,548 spaces, for the property located at 12101 West Olympic Boulevard, subject to modified Conditions of Approval.

Applicant: Dana R. Martin, Jr., Philena Properties, LP

Representative: Joel Miller, Psomas

Case No. CPC-2013-2567-GPA-VZC-HD-CU-MCUB-CUX-ZV-SPR

CEQA No. ENV-2012-3063-EIR

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO.

(6)

[16-0763](#)

CD 11

Environmental Impact Report, Mitigation Measures, Mitigation Monitoring Program, Statement of Overriding Considerations and related California Environmental Quality Act (CEQA) findings and report from the Los Angeles City Planning Commission relative to a Development Agreement between Philena Properties, LP and the City of Los Angeles for a term of 15 years for the provision of community benefits for the property located at 12101 West Olympic Boulevard.

Applicant: Dana R. Martin, Jr., Philena Properties, LP

Representative: Joel B. Miller, Psomas

Case No. CPC-2015-4455-DA

CEQA No. ENV-2012-3063-EIR

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO.

(7)

[16-0815](#)

CD 15

TIME LIMIT: 10/2/16; LAST DAY FOR COUNCIL ACTION: 9/30/16

Mitigated Negative Declaration, Mitigation Monitoring Program and related California Environmental Quality Act (CEQA) findings, reports from the Mayor and the Los Angeles City Planning Commission, Resolution relative to a General Plan Amendment to amend the Harbor Gateway Community Plan to re-designate three parcels from Light Manufacturing to Low Residential land, and Ordinance to effect a Zone Change from M2-1 to R1-1, for the construction, use and maintenance of four single-family homes, for the properties located at 22341, 22331 and 22321 South Normandie Avenue, subject to Conditions of Approval.

Applicant: Normandie 220, LP

Representative: Leslie Lombard, Urban Concepts

Case No. CPC-2015-3622-GPA-ZC-ZAI

CEQA No. ENV-2015-3623-MND

Fiscal Impact Statement: Yes.

Community Impact Statement: None submitted.

ITEM NO.

(8)

[16-0779](#)

CD 7

TIME LIMIT AND LAST DAY FOR COUNCIL ACTION: 9/30/16

Mitigated Negative Declaration and related California Environmental Quality Act (CEQA) findings, report from the Los Angeles City Planning Commission and Ordinance relative to a Zone Change from [T][Q]M1-1 (Limited Industrial) to (T)(Q)M1-1 (Restricted Industrial) for the use of an existing 341,769 square-foot lot for a building materials sales yard and an open storage area for truck, tank truck, recreational vehicle, commercial vehicle, automobile, bus, equipment and trailer storage yard, within an area enclosed on all sides, for the property located at 12087 Lopez Canyon Road.

Applicant: SE Lopez I, LLC

Representative: Gary Werner, Rosenheim and Associates

Case No. CPC-2015-4375-ZC-ZV

CEQA No. ENV-2015-4376-MND

Fiscal Impact Statement: Yes.

Community Impact Statement: None submitted.

ITEM NO.

(9)

[16-0833](#)

CD 3

TIME LIMIT AND LAST DAY FOR COUNCIL ACTION: 9/30/16

Mitigated Negative Declaration and related California Environmental Quality Act (CEQA) findings, report from the North Valley Area Planning Commission (NVAPC) and appeals filed by: Keenan Wolens, Amiscope Properties c/o Amir Development (Representative: Rand Freeman); Kevin Letzer; Daniel and Jacqueline DeHart; Elizabeth Ooms-Graziano; Steve Cormier, Rocketman Ventures LLC; Lois English; Thomas Cunningham, Janet Heylek, Guillermo Guarnizo, Oliver Yambao, Keri Nelson, Judith Rubin and Hung Tran on behalf of a group of affected neighbors, from the determination of the NVAPC in overturning the Zoning Administrator's decision and approving a Zone Variance to permit the conversion, use and maintenance of an existing 21,784 square-foot light industrial building to an Assisted Living Care Housing development in the MR2 Zone; and overturning the Zoning Administrator's decision and approving a Zone Variance to permit the construction, use and maintenance of an 11,226 square-foot addition to the existing building in the P Zone, for the property located at 20500 West Nordhoff Street, within the Chatsworth-Porter Ranch Planning Area, subject to modified Conditions of Approval.

Applicant: Alon Abady, Nordhoff 26, LLC

Representative: Dominic Hong, BID Group Incorporated

Case No. ZA-2015-2412-ZV

CEQA No. ENV-2015-2413-MND

Fiscal Impact Statement: Yes.

Community Impact Statement: None submitted.

ITEM NO. (10)

[16-0876-S1](#)

CD 4,13

TIME LIMIT: 9/19/16; LAST DAY FOR COUNCIL ACTION: 9/16/16

Environmental Impact Report and Erata, Mitigation Measures, Mitigation Monitoring Program, Statement of Overriding Consideration and related California Environmental Quality Act (CEQA) findings, report from the Los Angeles City Planning Commission (LACPC), and an appeal filed by Beth S. Dorris, Law Offices of Beth S. Dorris on behalf of Mary Ann Biewener (Representative: Beth S. Dorris, Law Offices of Beth S. Dorris) from the entire determination of the LACPC in approving a Tentative Tract Map No. TT-71751 for a 10-lot subdivision for the construction of up to approximately 1,922,300 square feet of new stage, production office, support, office and retail uses, the removal of approximately 536,600 square feet of stage, production office, support, office and retail uses, a net increase of approximately 1,385,700 square feet of floor area, under the guidance of the Paramount Pictures Specific Plan encompassing the main studio property of approximately 56 acres (the Main Lot) and six surrounding properties comprising approximately six acres (the Ancillary Lots), for the property located at 5555 West Melrose Avenue, subject to modified Conditions of Approval.

Applicant: Sharon Keyser, Paramount Pictures Corporation

Representative: George Mhlsten, Latham and Watkins, LLC

Case No. TT-71751-2A

Related Case Nos. TT-71751-1A; CPC-2011-2462-DA; CPC-2011-2459-GPA-ZC-SP-SN-CA

CEQA No. ENV-2011-2460-EIR

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (11)

[16-0902](#)

CD 1

TIME LIMIT AND LAST DAY FOR COUNCIL ACTION: 10/11/16

Mitigated Negative Declaration, Mitigation Monitoring Program and related California Environmental Quality Act (CEQA) findings, report from the Central Los Angeles Area Planning Commission (CLAAPC) and an appeal filed by Central City West Organizing Committee (Representative: Dean Wallraff, Advocates for the Environment) from the entire determination of the CLAAPC in approving the following:

- a) Specific Plan Exception from Section Six (Land Use) F (3)(b)(1)(a) Area Regulations of the Central City West Specific Plan to allow:
 - i) Variable front yard setback (from two feet to 26 feet, an average of 14 feet) along the 1st Street and Glendale Boulevard frontage, instead of the 15 feet required for the first story of a building used in whole or part for residential purposes.
 - ii) Zero-foot front yard setback along 1st Street and Glendale Boulevard frontage for the second floor residential parking garage, instead of the 15 feet required for the first story of a building used in whole or part for residential purposes.
 - iii) Zero-foot rear yard setback along the alley for the second floor residential parking garage, instead of the 15 feet required for the first story of a building used in whole or part for residential purposes.
- b) Specific Plan Project Permit to permit the construction of a seven story, 77.5 foot in height Mixed Use Building containing 102 residential dwelling units and 3,451 square feet of ground floor commercial.

- c) Mitigated Negative Declaration (ENV-2015-1041-MND) and the Mitigation Monitoring Program for the property located at 1345-1349 West 1st Street.

Applicant: Stephen M. Albert, The Albert Group

Case No. APCC-2015-1040-SPE-SPP

CEQA No. ENV-2015-1041-MND

Fiscal Impact Statement: Yes.

Community Impact Statement: None submitted.

**COMMENTS FROM THE PUBLIC ON ITEMS OF PUBLIC INTEREST WITHIN THIS COMMITTEES SUBJECT
MATTER JURISDICTION**

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